

MAGNOLIA CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN O&M BUDGET	\$92,475.00	TOTAL FIELD O&M BUDGET	\$34,000.00
COLLECTION COSTS @ 7.0%	<u>\$6,960.48</u>	COLLECTION COSTS @ 7.0%	<u>\$2,559.14</u>
TOTAL O&M ASSESSMENT	<u>\$99,435.48</u>	TOTAL O&M ASSESSMENT	<u>\$36,559.14</u>

LOT SIZE PLATTED PARCELS	UNITS ASSESSED SERIES 2007A	
	O&M	DEBT SERVICE ⁽¹⁾
COTTAGE/SMALL HOUSE	73	28
ROWHOUSE/TOWNHOUSE	26	5
HOUSE	84	9
SIDE YARD	52	22
LIVE/WORK UNIT	2	0
Total Platted	<u>237</u>	<u>64</u>

ALLOCATION OF O&M ASSESSMENT									
EAU FACTOR	TOTAL	% TOTAL	ADMIN O/M	ADMIN O/M	TOTAL	% TOTAL	FIELD O/M	FIELD O/M	
	EAU's	EAU's	PER PARCEL	PER LOT		EAU's ⁽²⁾	EAU's	PER PARCEL	
0.90	65.70	3.46%	\$3,442.54	\$47.16	65.70	15.11%	\$5,525.50	\$75.69	
0.90	23.40	1.23%	\$1,226.11	\$47.16	23.40	5.38%	\$1,967.99	\$75.69	
1.00	84.00	4.43%	\$4,401.42	\$52.40	84.00	19.32%	\$7,064.57	\$84.10	
1.00	52.00	2.74%	\$2,724.69	\$52.40	52.00	11.96%	\$4,373.30	\$84.10	
1.50	3.00	0.16%	\$157.19	\$78.60	3.00	0.69%	\$252.31	\$126.15	
	<u>228.10</u>	<u>12.02%</u>	<u>\$11,951.96</u>		<u>228.10</u>	<u>52.47%</u>	<u>\$19,183.67</u>		

PER LOT ANNUAL ASSESSMENT		
Admin & Field O&M	2007A DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$122.85	\$1,215.00	\$1,337.85
\$122.85	\$1,215.00	\$1,337.85
\$136.50	\$1,350.00	\$1,486.50
\$136.50	\$1,350.00	\$1,486.50
\$204.75	\$2,025.00	\$2,229.75

25-1N-19-17000-001-0000	TOTAL	DEBT SERVICE
	ACRES	PER ACRE
25-1N-19-17000-001-0000	270.20	27.10
25-1N-19-17000-001-0020	419.16	0.00
25-1N-19-17000-001-0040	35.91	3.96
UNPLAT BY ACREAGE ⁽⁵⁾	<u>725.27</u>	<u>31.06</u>
Total Community	<u>2025</u>	<u>311</u>

TOTAL	ADMIN O/M	ADMIN O/M	TOTAL	FIELD O/M	FIELD O/M
ACRES	PER PARCEL	PER ACRE	ACRES	PER PARCEL	PER ACRE
270.20	\$32,592.07	\$120.62	27.10	\$14,868.18	\$548.64
419.16	\$50,559.92	\$120.62	0.61	\$334.67	\$548.64
35.91	\$4,331.54	\$120.62	3.96	\$2,172.62	\$548.64
<u>725.27</u>	<u>\$87,483.52</u>		<u>31.67</u>	<u>\$17,375.47</u>	

PER ACRE ASSESSMENTS - UNPLATTED		
Admin O&M ⁽⁶⁾	Field O&M ⁽⁶⁾	Debt Service
\$120.62	\$548.64	\$0.00
\$120.62	\$548.64	\$0.00
\$120.62	\$548.64	\$0.00

LESS: Walton County Collection Costs and Early Payment Discount Costs

Net Revenue to be Collected

<u>\$99,435.48</u>	<u>\$36,559.14</u>
<u>(\$6,960.48)</u>	<u>(\$2,559.14)</u>
<u>\$92,475.00</u>	<u>\$34,000.00</u>

- (1) Reflects the number of total lots/acres with Series 2007A debt outstanding. Some lots are subject to acceleration of debt service assessments.
- (2) The District has determined that only lots situated within Phase I of the development receive special benefit from the field operations portion of the budget. Therefore, these expenses are being allocated among the 484 platted and/or planned units in Phase I. The administrative expenses of the District are allocated among all units within the District.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discount costs.
- (4) Annual assessment that will appear on November 2015 Walton County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.
- (5) Unplatted acreage is subject to acceleration of debt service assessments. Debt service assessments have been prepaid on Parcel: 25-1N-19-17000-001-0020.
- (6) Admin O&M applies to all unplatted acreage within the District. Field O&M only applies to the 31.67 unplatted developable acres within the District.